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Natalia Alward <alwardn@grafton-ma.gov>

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## 41 Church & 14 West Streets - Brigati Village, LLC - Multi-Family Dwellings in RMF Zone

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ljmhutchins@gmail.com via Town of Grafton MA <cmsmailer@civicplus.com> Sun, Jul 21, 2019 at 5:42 PM  
Reply-To: "ljmhutchins@gmail.com" <cmsmailer@civicplus.com>  
To: planningdept@grafton-ma.gov

Planning Board Public Comment Form  
Submitted from the Town of Grafton website on Sunday, July 21, 2019 - 5:42pm

Submitted on Sunday, July 21, 2019 - 5:42pm  
Submitted by user: Anonymous  
Submitted values are:

Select a Project: 41 Church & 14 West Streets - Brigati Village, LLC -  
Multi-Family Dwellings in RMF Zone  
First Name: Linda  
Last Name: Hutchins  
Email Address: ljmhutchins@gmail.com  
Street Address: 3 Spanish River Rd  
City: Grafton  
State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment  
Disclaimer.

Comments:  
Linda M. Hutchins  
3 Spanish River Rd  
Grafton, MA 01519

July 21, 2019

Mr. David Robbins, Chairman  
Grafton Planning Board  
Town of Grafton  
Grafton Memorial Municipal Center  
30 Providence Rd.  
Grafton, MA 01519

Subject: Public Comment  
Proposed Brigati Village Development  
41 Church St. and 41 West St.  
SP-2019-2

Dear Mr. Robbins and Planning Board:

I am writing to provide additional comments on the proposed Brigati Village development off of Church and West Streets in Grafton in regards to events subsequent to my letter of April 21, 2019 concerning this proposed development. I offer these comments solely as a Grafton resident, although I am employed as an Environmental Protection Specialist by the Federal Emergency Management Agency.

I appreciate the Board's action to obtain a peer review of the May 15, 2019

RECEIVED

JUL 22 2019

PLANNING BOARD  
GRAFTON, MA

EXHIBIT 49

Northeast Geotechnical Inc. engineering slope stability evaluation (Board's Exhibit 40). As I stated at the June 24, 2019 meeting following my brief review of the Northeast Geotechnical report, it does not appear that the applicant has revised its site plans to reflect the recommendations of that report. I request that following the Board's geotechnical peer review, the site plans be revised to reflect any design modifications related to the locations, thicknesses and specifications of structural fill to be used, installation methods, and engineering oversight requirements. This will assure that the appropriate conditions are documented by the Board prior to a vote on the project. I similarly request that the Planning Board notify the Conservation Commission in writing that stormwater drainage design and the site plan for this project are still undergoing engineering review, as the final plans may be modified from those approved by the July 1, 2019 Order of Conditions. I recommend the Department of Public Works review the site plan for awareness and be given the opportunity to comment on issues that may affect public infrastructure. I also request that the applicant adjust the computations of earthwork removal and imported fill that will occur at the site and inform the Planning Board of the revised results, as the original values seem likely to be significantly altered with needed changes to the plans. As the applicant's consultant stated at a recent meeting, trucking a large amount of earthen materials for this site development may damage public access roads.

Groundwater conditions beneath the western slope of the project along Church Street continue to be a concern, with regards to both slope stability and off-site impacts considering the proposed alterations from the existing natural condition. The applicant has not provided design information regarding potential project impacts on the water table and surface drainage conditions on the adjacent downgradient properties at 45 to 55 Church Street.

Ground water seeps could erupt along Church Street and imperil the road following the site alterations if not designed and managed properly. As Daniel Vellone stated in his letter of July 8, 2019 (Board Exhibit 47), an Operation and Maintenance Plan should be developed for the slope, and I suggest permanent ground water piezometers be installed with a regular monitoring schedule to verify slope stability conditions if the development is approved. As evidenced by recent problems at the Highpoint development ("Drainage issues halt progress at Highpoint Project," Grafton News July 5, 2019), off-site problems can rapidly escalate and be difficult to rectify.

I urge the Planning Board and all town agencies to carefully review this proposed development, and to exercise its discretion to disallow waivers in such a sensitive location. Aside from the stability of the western slope along Church Street, continuing concerns include traffic, pedestrian safety, excessive density, as well as visual impacts to our town center and historic district. The scar of a landslide and its remediation would be difficult to erase.

Thank you for your careful consideration of these comments and your thorough review of this proposal.

Sincerely,

Linda Hutchins  
Professional Geologist  
Certified Floodplain Manager

CC: Grafton Conservation Commission  
Daniel Vellone, 51 Church St, Grafton

Paul Cournoyer, DPW Director